175.0	0008	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	689,900	/	689,900
USE VALUE:	689,900	/	689,900
ASSESSED:	689,900	/	689,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
311		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	YIP DESMOND
Owner 2:	YIP EDWIN
Owner 3:	
Street 1:	311 APPLETON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	OBERTO STEPHANIE -
Owner 2:	-
Street 1:	311 APPLETON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .126 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Brick Veneer Exterior and 1404 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5491.000	279,600	1,000	409,300	689,900
Total Card	0.126	279,600	1,000	409,300	689,900
Total Parcel	0.126	279,600	1,000	409,300	689,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 491.38 | /Parcel: 491.38

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	117689
GIS Ref	
GIS Ref	
Insp Date	06/29/18

!13690!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 175.0-0008-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	279,600	1000	5,491.	409,300	689,900		Year end	12/23/2021
2021	101	FV	271,400	1000	5,491.	409,300	681,700		Year End Roll	12/10/2020
2020	101	FV	271,200	1000	5,491.	409,300	681,500	681,500	Year End Roll	12/18/2019
2019	101	FV	221,200	1100	5,491.	403,500	625,800	625,800	Year End Roll	1/3/2019
2018	101	FV	221,200	1100	5,491.	309,900	532,200	532,200	Year End Roll	12/20/2017
2017	101	FV	221,200	1100	5,491.	292,400	514,700	514,700	Year End Roll	1/3/2017
2016	101	FV	221,200	1100	5,491.	269,000	491,300	491,300	Year End	1/4/2016
2015	101	FV	215,900	1100	5,491.	251,400	468,400	468,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:33:36

LAST REV

Date	Time
07/31/18	12:14:00

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13690

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OBERTO STEPHANI	50291-422		10/31/2007		430,000	No	No		
OBERTO STEPHEN	36490-308		9/24/2002	Family	75,000	No	No		
	20366-212		2/1/1990		1	No	No		F

USER DEFINED

Prior Id # 1:	117689
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/29/2018	MEAS&NOTICE	CC	Chris C
12/16/2008	Measured	336	PATRIOT
12/3/2008	MLS	MM	Mary M
12/23/1999	Mailer Sent		
12/21/1999	Measured	243	PATRIOT
7/21/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5491		Sq. Ft.	Site		0	70.	1.06	6									409,312						409,300	

Total AC/HA:	0.12606	Total SF/SM:	5491	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	409,312	Spl Credit		Total:	409,300

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	4 - Vinyl	5	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	1.02829421
Adj $ / SQ:	180.466
Other Features:	82000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	379890
Depreciation:	100291
Depreciated Total:	279599

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

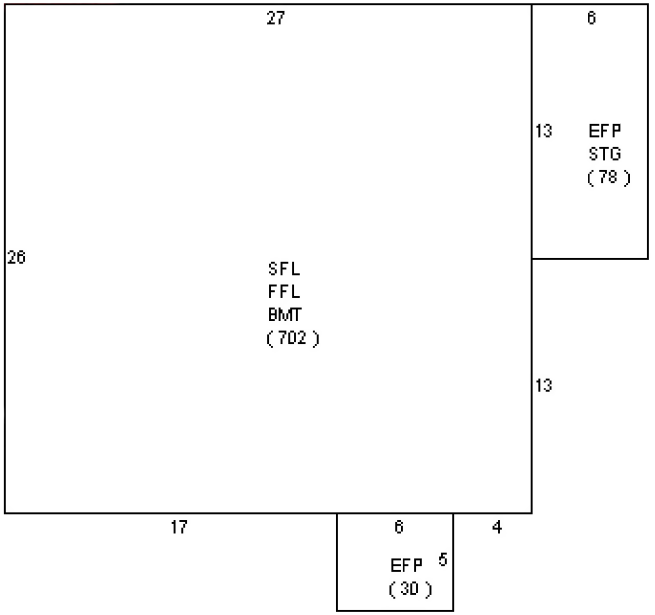
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	180.47
Special Features:	0	Val/Su Net:	121.99
Final Total:	279600	Val/Su SzAd	199.15

SKETCH



Sum Area By Label :
SFL = 702
FFL = 702
BMT = 702
EFP = 108
STG = 78

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	702	54.140	38,006
FFL	First Floor	702	180.470	126,687
SFL	Second Floor	702	180.470	126,687
EFP	Enclos Porch	108	53.920	5,823
STG	Storage	78	8.810	687

Net Sketched Area:	2,292			Total:	297,890
Size Ad	1404	Gross Area	2292	FinArea	1404

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 175.0-0008-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	18X20	G	AV	1980	4.11	T	31.2	101			1,000			1,000

More:	N	Total Yard Items:	1,000	Total Special Featues:		Total:	1,000